

WEST VALLEY CITY PLANNING COMMISSION

Study Session

December 1, 2004

The meeting was called to order at 3:10 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah.

WEST VALLEY CITY PLANNING COMMISSION MEMBERS:

Harold Woodruff, Brent Fuller, Paul Nixon, Jack Matheson, Karen Lang, Terri Mills

ABSENT: Mario Cisneros

WEST VALLEY CITY PLANNING DIVISION STAFF:

John Janson, Kevin Hooper, Steve Pastorik, Steve Lehman, Ron Weibel, Jody Knapp,
and Lori Cannon

WEST VALLEY CITY ADMINISTRATION:

Joseph Moore, CED Director
Nicole Cottle, Asst. City Attorney
Carol Dain, Asst. City Attorney

ADDITIONAL ATTENDEES:

Steve Glezos & Bill Peperone of Home Center Const. & Dev.
Eric Bishop – Anderson Development

GENERAL PLAN/ZONE CHANGE APPLICATIONS:

GPZ-5-2004 PETITION BY HOME CENTER CONSTRUCTION AND DEVELOPMENT REQUESTING A GENERAL PLAN CHANGE FROM GENERAL COMMERCIAL OR MIXED USE LAND USES TO MEDIUM DENSITY RESIDENTIAL LAND USES, AND A ZONE CHANGE FROM 'C-2' (GENERAL COMMERCIAL) TO 'RM' (RESIDENTIAL, MULTI-FAMILY). THIS PROPERTY IS LOCATED AT 5777 WEST 6200 SOUTH ON 18.2 ACRES. (STAFF – STEVE PASTORIK AT 963-3277)

Discussion: Steve Pastorik mentioned a meeting was held with the applicant and citizens from Diamond Summit. Resident's main concern was the need for a park in this area. West Valley's Park's Department is planning on a large park space across the street from this proposed development. Steve informed the Commission that an additional concern of Diamond Summit residents included the continuation of a sidewalk. He discussed TDR's, and Steve indicated an additional meeting will be held next Wednesday, supplying more details to be presented to the Commission at the next public hearing. Steve noted a land swap with Salt Lake County might be attempted. John Janson noted a representative from West Valley Parks Department would be available at the public hearing to address questions regarding the park issues. Steve Pastorik assured a material board and elevations would be presented by the applicant at the hearing. Steve explained the density is approximately 10-units per acre and a fence will be placed around the development. Commissioner Mills asked if the area around the power corridor was researched. Steve replied a trail may be possible, but that would not replace the planned park for this area. Commissioner Mills would like more trails in West Valley.

GPZ-6-2004 PETITION BY WEST VALLEY CITY REQUESTING A GENERAL PLAN CHANGE FROM LIGHT MANUFACTURING, OFFICE, GENERAL COMMERCIAL, RECREATION OR MIX LAND USES TO LOW DENSITY RESIDENTIAL LAND USES, AND A ZONE CHANGE FROM 'M' (MANUFACTURING) TO 'R-1-8' (RESIDENTIAL, SINGLE FAMILY, MINIMUM 8,000 SQ. FT. LOT SIZES). THE PROPERTY IS LOCATED AT APPROXIMATELY 5754 SOUTH FAR VISTA DRIVE, ON 44.5 ACRES. (STAFF – STEVE PASTORIK AT 963-3545).

Discussion: Steve Pastorik distributed a map of the area. He told the Commission that three letters of opposition have been received from nearby residents, concerned with increased traffic. Steve noted 160 lots could be developed, and informed of the proposed access points for the property, including all issues with surrounding residents living in Kearns. He explained various options would be required for housing materials to alleviate potential noise from existing businesses in the area. Joseph Moore questioned the hours of operation for a nearby concrete plant. Steve Pastorik discussed issues with stub streets, suggesting a possible street to the south of this development. He informed the Commission of a concern regarding one access for approximately 180 homes off of Borox Avenue. Steve believes residents will attend this meeting voicing concerns regarding the proposed development, access and traffic. He reminded an additional issue is the lack of park space. Steve said impact fees received from development in this area should go towards a park. He showed the Commission how a park could be created by swapping property with Alliant Tech. The City's Public Works and County Engineering Departments are working on the access and traffic issues. Steve also noted the sewer could be an issue, requiring a new line running to 5400 South. Steve Lehman mentioned that Keith Bradshaw, representing Granite School District, attended the Tech. Meeting, and suggested that the school district is looking at options to develop school property in Diamond Summit.

SUBDIVISION APPLICATIONS:

PUD-4-2004 PETITION BY PAUL COLOSIMO REQUESTING FINAL PLAT APPROVAL FOR THE CONDOMINIUMS AT RIVERS EDGE. THE PROPOSED CONDOMINIUM DEVELOPMENT IS LOCATED AT 3490 SOUTH 1200 WEST. THE PROPOSED DEVELOPMENT WILL CONSIST OF 40 UNITS ON 1.5 ACRES, AND IS ZONED 'MXD' (MIXED USE) (STAFF – STEVE LEHMAN AT 963-3311)

Discussion: Steve Lehman displayed a drawing for the Condo's at River's Edge. He explained the parking and site plan has been reviewed. This application addresses the final plat which includes the underground parking. John Janson assured most of the landscaping for this project has been completed.

S-28-2004 PETITION BY JORDAN BANGERTE REQUESTING PRELIMINARY APPROVAL FOR THE MEADOW BREEZE #3 SUBDIVISION. THE PROPOSED SUBDIVISION IS LOCATED AT 6130 WEST 3395 SOUTH. THE SUBDIVISION WILL CONSIST OF 18 LOTS ON SIX-ACRES, AND IS ZONED 'R-1-10' (RESIDENTIAL, SINGLE FAMILY, MINIMUM 10,000 SQ. FT. LOT SIZE). (STAFF – STEVE LEHMAN AT 963-3311)

Discussion: Steve Lehman gave the history for this development. He showed the subdivision layout and displayed where the stub streets were located and where they would connect. Steve noted the applicant must work with UDOT regarding access off of 3500 South. Commissioner Mills had questions regarding improvements along 3500 South. Steve reminded 3500 South is a state road. He informed that one resident is concerned about the existing mature trees, stating the applicant will work with that resident.

S-29-2004 PETITION BY ANDERSON DEVELOPMENT REQUESTING FINAL APPROVAL FOR PHASE 3B OF THE VISTAS AT WESTRIDGE SUBDIVISION. THE PROPOSED SUBDIVISION IS LOCATED AT 4600 SOUTH 6400 WEST. THE SUBDIVISION WILL CONSIST OF 108 LOTS ON 40-ACRES, AND IS ZONED 'R-1-4' (RESIDENTIAL, SINGLE FAMILY, MINIMUM 4,000 SQ. FT. LOT SIZE). (STAFF – STEVE LEHMAN AT 963-3311)

Discussion: Steve distributed drawings for this development. He reminded the Commission of the development and concerns regarding the streets. Most of the homes are on 5,000 sq. ft. lots. During the original plans, a vinyl fence was discussed for the area, but a masonry wall has been determined to be a more effective fence. The wall should also have features to make it more attractive. Americraft is the contractor who will build the homes, which will be reviewed by staff and must fulfill design requirements. Steve assured house drawings should be available for the Commission to view once plans are more definite. He discussed the sewer system and how it would drain into the City's Park System. Steve said this system should be worked on this winter, and would help determine what to expect in the future with water runoff. Steve stated there may be a concern regarding dead-end streets and questioned if the Fire Department will approve these plans. He will note all issues in the analysis, assuring this project

must comply with City requirements. Commissioner Nixon requested elevations. Steve assured they would be available when outstanding issues are resolved. Commissioner Matheson was concerned the homes would all look similar. Steve Lehman said similar house plans should not be placed next to each other. Commissioner Nixon asked why such small lots were allowed. John Janson reminded of past negotiations for this application.

**S-30-2004 PETITION BY ANDERSON DEVELOPMENT REQUESTING
PRELIMINARY APPROVAL FOR THE FOURTH PHASE OF THE
VISTAS AT WESTRIDGE SUBDIVISION. THE PROPOSED
SUBDIVISION IS LOCATED AT 4550 SOUTH 6000 WEST. THE
SUBDIVISION WILL CONSIST OF 74 LOTS ON 24.5 ACRES, AND IS
ZONED ‘R-1-8’ (RESIDENTIAL, SINGLE FAMILY, MINIMUM 8,000 SQ.
FT. LOT SIZE). (STAFF – STEVE LEHMAN AT 963-3311)**

Discussion: Steve Lehman gave background information regarding this application. He explained that most of the development has been approved by the Commission, showing what continues to be outstanding. Steve noted this application is for phase four, which is the last phase of the entire development. He noted where Kearns Improvement District and QuestStar properties are located. Steve said a church site has been proposed, as well as city park locations. He informed that a meeting would be held next week with Kearns Improvement District to determine what could be done with their properties. Kearns Improvement District has no problem with the plans for their property, noting West Valley will maintain the property. Steve stated storm drainage issues have been resolved. Steve explained additional design issues are needed for roads, but can be resolved with the Mallory property application. He informed of an issue involving a portion of property that must be withheld until the Mallory Property comes in for approval because of access issues. Steve’s analysis will not include the portion of the property in question. He perceives Liberty will be the builder, and noted most issues are being resolved. Steve mentioned some lots might be eliminated to create a larger park. Commissioner Nixon questioned if there would be parking at the park. Steve Lehman will ask the Parks Department if parking would be available.

S-31-2004 PETITION BY MIKE STANGL REPRESENTING SHOPKO, REQUESTING PRELIMINARY AND FINAL PLAT APPROVAL FOR THE SHOPKO COMMERCIAL SUBDIVISION. THE PROPOSED SUBDIVISION IS LOCATED AT 4800 WEST 3500 SOUTH AND IS ZONED 'C-2' (GENERAL COMMERCIAL). (STAFF – STEVE LEHMAN AT 963-3311)

Discussion: Steve Lehman met with the applicant last week about the subdivision. He explained another user might also be placed on this property. Steve said a Village Inn is planned for one of the pads. The lot on the north would need to be at least 20,000 sq. ft. Steve Lehman informed the only calls about this application were from curious neighbors.

CONDITIONAL USE APPLICATIONS:

C-9-2004 PETITION BY MARA LUND REQUESTING CONDITIONAL USE APPROVAL FOR A DRIVE THRU ESPRESSO BUSINESS. THE BUSINESS WOULD BE LOCATED IN THE PARKING LOT AT 3934 WEST 3500 SOUTH, WHICH IS APPROXIMATELY 9.7 ACRES, AND ZONED 'C-2' (GENERAL COMMERCIAL). (STAFF – JODY KNAPP AT 963-3497)

Discussion: Jody Knapp reminded the Commission that this application was heard last April, but was continued by the Planning Commission. She explained it is in the parking lot where Honk's and the old Gold's Gym was located. The applicant is requesting the drive-thru building be allowed to stay permanently at this location, similar to what other cities have. Jody stated the applicant has signed a two-year lease with the property owner. She said water is not available to this building, and Commissioner Fuller asked how this business could run without water. Jody said the employees use a nearby gas station, and have enclosed water containers in the building. She explained the building is currently placed on railroad ties, but it would need to be secured to the asphalt to be considered permanent. Commissioner Lang believed the building should be upgraded. Jody showed a building elevation noting stucco paint is planned for the building's exterior. She informed the property owner wants this building placed near 3500 South. Commissioners suggested an alternative exterior treatment.

John Janson asked if outside seating would be available. Jody replied outside seating could extend and interfere with the parking lot. She discussed landscaping, showing some examples such as rock and planters. Chairman Woodruff suggested large planters. Jody explained a temporary taco business is planning on applying for a similar permanent type business if this application is approved. Commissioner Mills believes businesses should be required to hook into the City's water system after a specific amount of time. John Janson questioned allowing a permanent use without permanent utilities. Nicole reminded as a conditional use, requirements could be made by the Commission. Commissioner Mills questioned why the applicant signed a two-year lease when they only had temporary approval. Commissioner Lang reminded the applicant could move to another location with temporary approval.

**C-47-2004 PETITION BY AZTECA INDOOR BAZAAR REQUESTING
CONDITIONAL USE APPROVAL FOR AN INDOOR SWAP MEET.
THIS BUSINESS WOULD BE LOCATED AT 3952 WEST 3500 SOUTH
ON 6.7 ACRES, AND IS ZONED 'C-2' (GENERAL COMMERCIAL).
(STAFF – RON WEIBEL AT 963-3361)**

Discussion: Ron Weibel said there are fire safety issues with this application, and the issues are being worked out with the City's Fire Department. There are also issues with the City's Building Inspection Division, as some accesses are being eliminated. Ron explained new merchandise would be sold, but asked if there was an issue if the retail items were new or used. He indicated the applicant must work with the County Health Department, as food will also be sold. Ron discussed landscaping, asking if a new use would be required to place landscaping on an existing site. He assured he would include all issues in his analysis, such as addressing the façade of the building. Ron reported the building is primarily stucco. Commissioner Mills suggested a more unique façade for each business. Ron Weibel did not believe businesses not involved in this application could be required to make façade changes. Commissioner Matheson perceived difficulty by not working directly with the property owner. He expressed concern about the building's appearance and signage. Ron explained there would be one owner that would lease out each individual spaces.

C-51-2004 PETITION BY THE SHOPPES AT LAKE PARK, LLC REQUESTING CONDITIONAL USE APPROVAL FOR A CHILI'S RESTAURANT. THIS BUSINESS WOULD BE LOCATED AT 3075 SOUTH 5600 WEST ON 1.18 ACRES, AND IS ZONED 'C-2' (GENERAL COMMERCIAL) (STAFF – KEVIN HOOPER AT 963-3249)

Discussion: Kevin Hooper indicated a Chili's restaurant is planned near the corner of the lot, with sufficient parking, and a significant amount of landscaping. He displayed elevations, noting the building will have a partial rock exterior. Kevin assured the trash dumpster would be enclosed with a rock wall. He showed the monument sign plan, noting the sign has a large plexi-glass base for the restaurant to list specials. Commissioners mentioned concern with the height of the sign. Commissioner Mills believes the blue roof on the nearby Starbucks building seems out of place. Kevin reminded that Starbuck's blue roof was part of the approved building plan. He discussed issues with the proposed sign for Chili's, including its size and the fact the sign ordinance does not allow signage on roofs. Commissioner Mills suggested allowing the sign on the roof, in exchange for eliminating the monument sign. Kevin said the large monument sign conforms to City regulations, as it is setback far enough. He noted the plan is very complete, showing sidewalks and parking lot islands.

C-52-2004 PETITION BY KDA INDUSTRIAL PARK REQUESTING CONDITIONAL USE APPROVAL FOR AN AUTO REPAIR BUSINESS. THIS BUSINESS WOULD BE LOCATED AT 3578 SOUTH 1950 WEST ON 2.37 ACRES, AND IS ZONED 'C-2 (STAFF – KEVIN HOOPER AT 963-3249)

Discussion: Kevin Hooper explained a building was approved for an office/warehouse near Annie's Bingo. Now the applicant would like to use a portion of the back warehouse building for auto repair. Kevin said a letter from the applicant would be included in the packets. He assured all work would be performed inside the building, with no outside storage. Kevin added that no auto painting would be performed at this business. Chairman Woodruff was concerned this business is located next to residential units. Kevin explained the rear of the business would be next to residential, but no outdoor work would be conducted. He noted the auto repair would be privately owned.

MISCELLANEOUS DISCUSSIONS:

ZT-13-2004 DISCUSSION REGARDING AMENDING SECTION 7-2-118 OF THE FENCING ORDINANCE, DESIGNATING FENCING MATERIALS. (STAFF – KEVIN HOOPER AT 963-3249)

Discussion: Kevin Hooper discussed the type of fencing materials suggested for the City's fencing amendment. He distributed a handout of the proposed ordinance listing the changes. Commissioner Mills explained wood pallets could still be used with the changed wording. Joseph More assured building scraps would not be allowed for fencing materials. Commissioner Lang noted vinyl fences can be easily damaged, and may not be long lasting. Rod Iron was also a concern, as it tends to rusts quickly. Commissioner Lang mentioned some residents have used galvanized metal in yards for fencing. Commissioner Matheson did not think chain link fencing should be allowed in front yards. Kevin stated materials typically used to create a fence should be included in the ordinances verbiage.

DISCUSSION REGARDING SUBDIVISION CONCEPT PLAN FOR 4.5 ACRES AT APPROXIMATELY 3862 WEST 3100 SOUTH (STAFF – STEVE PASTORIK AT 963-3545)

Discussion: Steve Pastorik showed an air photo to the Commission. He said he and Steve Lehman had discussed options with the property owner regarding what could be placed on this property. The main question is what the property should be zoned. Steve Pastorik showed a concept plan that was created by the applicant, and asked for general feedback from the Commission. He explained the proposed lots would be 6,000 sq. ft. with one 4,000 sq. ft. lot. Steve Lehman created a new scenario with 14-lots, explained this is an awkward piece of property. Steve Pastorik informed the Commission the City's Master Plan calls for four units per acre on this property. He noted with Steve Lehman's plans, some lots would be approximately 8,000 or 9,000 sq. ft., fulfilling the required setbacks. Steve Pastorik said the developer isn't interested in large lots, as it would not be financially beneficial. Commissioner Matheson is not comfortable with a PUD, indicating six or seven homes cannot maintain a homeowner's association. Steve assured higher quality houses would be required if an 'R-1-7' zone is allowed. Commissioner Matheson stated the homes would need to be out of the ground, and larger homes should be created if basements are not possible.

**C-11-2003 DISCUSSION REGARDING COLT PLAZA 2, LOT 1, REVISED SITE PLAN.
(STAFF – KEVIN HOOPER AT 963-3249)**

Discussion: Kevin Hooper showed the original design for Colt Plaza. He explained that Joseph Cunningham has made modifications, eliminating some of the landscaped islands. Kevin stated Joseph Cunningham has expanded landscaping in another location to make up for the missing islands. He informed that businesses on this property have only been allowed temporary business licenses until this issue has been resolved. Kevin noted the stamped concrete for this project is very attractive. Commissioners gave the impression they accepted the changes made by Joseph Cunningham, as it did not create less quality, but only partially moved required landscaping.

There being no further business, the meeting was adjourned at 5:17 p.m.

Respectfully submitted,

Lori Cannon, Administrative Assistant